

Neighborhood Planning for Community Revitalization

Crime Prevention Through Environmental Design Central Avenue Project

A CONSORTIUM PROJECT OF: Augsburg College; College of St. Catherine; Hamline University; Higher Education Consortium for Urban Affairs; Macalester College; Metropolitan State University; Minneapolis Community College; Minneapolis Neighborhood Revitalization Program; University of Minnesota (Center for Urban and Regional Affairs; Children, Youth and Family Consortium; Minnesota Extension Service); University of St. Thomas; and Minneapolis community and neighborhood representatives.

CURA RESOURCE COLLECTION

**Center for Urban and Regional Affairs
University of Minnesota
330 Humphrey Center**

Crime Prevention Through Environmental Design Central Avenue Project

Conducted on behalf of
Holland Neighborhood Improvement Association

Prepared by
Christine Stark, Graduate Research Assistant,
University of Minnesota
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*This report (NPCR 1155) is also available at the following internet address:
<http://www.npcr.org>*

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Executive Summary

This study of the Central Avenue business corridor in northeast Minneapolis is an extension of a previous study conducted by Catherine Geisen-Kisch. The initial study focused on eight blocks along Central Avenue. The goal was to identify safety issues concerning rear-parking areas and address these issues with Crime Prevention through Environmental Design (CPTED) principles.

This extension of the initial study is the next phase in developing the Central Avenue business corridor Crime Prevention through Environmental Design project. Through the assistance of the First ward city council, a \$250,000 matching grant fund was established to implement CPTED principles along the Central Avenue business corridor. Establishing criteria, conducting meetings, and processing applications was the second phase in seeing the project completed.

Crime Prevention through Environmental Design consists of three key concepts: Natural Surveillance, Natural Access Control, and Territorial Reinforcement. By implementing these design techniques to the rear parking areas in back of Central Avenue a better sense of ownership and purpose for the space is defined. A sense of ownership and definition of space identifies what type of behavior is acceptable in the area.

Four blocks have been chosen to implement CPTED principles in the rear parking areas. This study provides the details of the selection process.

Introduction

The Crime Prevention through Environmental Design- Central Avenue Business Corridor project is funded by the Metropolitan Council's Livable Communities Fund: Livable Communities Demonstration Account. Central Avenue was awarded \$250,000 in matching grant funds. The Metropolitan Council provides monies for projects that illustrate efficient and inventive development and redevelopment. The initiative must exhibit linkages among land use, mixed-income housing, transit, employment, commercial uses, community organizations, public space, and mixed-use.

The Metropolitan Council defines livable communities as "...oriented toward a transit-and pedestrian-friendly environment in neighborhoods with a mix of uses essential to daily life of the residents, including housing, workplaces, shops, parks and civic uses" (www.metrocouncil.org/planning/plres4.htm).

In order to qualify for a Livable Communities grant, the CPTED-Central Avenue Business initiative had to illustrate one or more of the below criteria:

1. Provide access to transportation options: transit, bicycles, pedestrian, auto;
2. Link affordable housing with employment growth;
3. Intensity new and existing land use; provide mixed-income housing;
4. Encourage public infrastructure that
 - a. Connects urban and suburban communities,

- b. Attracts private sector investment, and/or
- c. Provides employment opportunities to residents.

The Metropolitan Council places priority on projects that:

1. Include creative and inventive design, policy or regulatory elements that make them unique and not standard project;
2. Are possible to recreate in other areas of the region;
3. Create alliances among government, private for-profit, and non-profit groups; and
4. "Implement the Regional Blueprint's Regional Growth Strategy"

(www.metrocouncil.org/planning/plres4.htm).

The CPTED-Central Avenue Business Corridor project qualifies for the Metropolitan Livable Communities grant under promoting public infrastructure that attracts public sector investment. In addition, the project meets all of the Metropolitan Council priorities. CPTED is an innovative design concept being used in urban areas throughout the Nation and is being used by private and public sector organizations.

Crime Prevention through Environmental Design

Contemporary research generally supports the notion that space, which is widely shared by people and poorly identified, will result in low moral, reduced productivity, and increase tolerance of misbehavior. Respect for property values and rights is difficult to instill in youth, when ownership and transition from public to private space is confused.

CPTED in the 21st Century: The Past is Prologue
Timothy D. Crowe
Criminologist, TDC Associates

The foundation for CPTED is based on three principles:

1. **Natural access control,**
2. **Natural surveillance, and**
3. **Territorial reinforcement.**

Natural access control is created by controlling access through a space. The main objective is to deny access to crime targets and to create the perception of risk in offenders. The key strategy to creating access control is to define the space and make others aware of the type of space.

Natural surveillance is the perception of "others" around the area keeping watch over the space. The concept is to have intruders feel as though they are being watched.

Territorial reinforcement clearly indicates ownership and appropriate behavior for the defined space.

Some of the popular CPTED design strategies consist of:

1. Define clear borders for controlled space by placing physical structures such as fences, shrubbery, and/ or signs;
2. Mark transitional zones clearly so people are aware of public, semi-public, to private space;
3. "Place safe activities in unsafe locations." By having safe activities occurring in unsafe areas, safe activities provide a catalyst for responsible users to own the space;
4. Recreate the space to define natural barriers;
5. Redesign the space to promote the perception of natural surveillance by installing windows, clear lines-of-sight, and strategic lighting

(Understanding "CPTED" Timothy Crowe).

The Study

The study begins with officer Gary Hein of the 19th Minneapolis City Precinct and Christine Stark, the CPTED research assistant, canvassing Central Avenue along the 20th block to the 26th block to inform business owners of a CPTED slide show and workshop on the 21st of October 1999. This meeting is the second CPTED slide show and workshop. The first meeting was held in the summer of

1999 and the second meeting is another opportunity for other business owners who were unable to attend the first meeting to take part in this project and refresher course for those who attended the first meeting.

Gary Hein presented the slides and discusses the three elements of CPTED. After the CPTED slide show, the group broke off into smaller groups by block. Within the smaller group discussions, business owners talked about their perceptions of safety on their block. In addition, groups talked about what design elements might be improved on their block with the help of CPTED principles. A feedback form was passed out to provide information on the overall presentation and the safety issues on their block. At the end of the questioner, attendees were asked if they might be interested in improving their business with CPTED designs and the matching grant funds. (see Appendix I & II).

The next step was to follow up with those businesses interested in CPTED and the matching grant funds. From the feedback forms and recommendations from Margo Ashmore, a Central Avenue business woman and part of the CPTED committee, calls were made to see if business were willing to host a block meeting to discuss improvements on their block. A block meeting was required for the business to receive any of the matching grant funds.

After the calls were finished, four blocks along Central Avenue were interested. The first block meeting was held at Holy Land on November 15, 1999, which is

the east side of the 25th block along Central Avenue. Officer Gary Hein, Catherine Geisen-Kisch, Dan Thompson, and Pat Behrend helped present and lead discussion. The following issues were a concern to the east 25th block.

Strengths of the block:

- Well kept signs
- Shared parking
- Managers check frequently on property and pick-up trash
- Residential units above businesses
- Decks on the back of buildings
- Holy Land has a good back entrance
- Sully's back façade, windows, and lighting (welcoming, no glare, and easier to see at night)

Weaknesses of the block:

- Not enough parking
- Lighting
- Speeding along alley
- No trash enclosures or poor maintenance
- Residents use parking lot and cars stay in parking lot
- Obstruction of the alley and parking lot by big trucks
- Damage to residents garage from trucks
- Inconsistent or unclear signage for alley
- Drainage issues (not up to code and ice removal)
- Façade of Champion
- Chemical dumping at Champion
- Working on cars at Champion
- A blind spot by the green building on the north side of Sully's
- Flooding by 2507 Central Ave NE
- Redo Electronics building and TV building
- Loitering near Lovelines
- Drug houses
- Problem corner properties

Suggestions for the block:

1. Dumpsters
 - Trash enclosures
 - Lock or block access to dumpster therefore limiting unwanted dumping
2. Alley traffic and parking lot
 - Speed bumps
 - Limit access to parking
 - No through traffic
 - Directional signs and Better signs
 - Arrow painting on pavement
 - Assign tenant parking
 - Angle alley side parking to direct traffic
 - Define parking lot by curbing and planting vegetation
 - Reconfigure parking lot with truck access and business ownership
 - Unite back area with pedestrian walk-ways by stripping pavement or signage

3. Place planters or relocate dumpsters next to the green building to eliminate the blind spot
4. Flood lighting and up lighting at Lovelines
5. Explore demolishing Sully's garage
6. Murals along the back and sides of buildings
7. Explore and assess lighting
8. Install more windows in backs of buildings
9. Incorporate patio areas along the side of Sully's and possibly Subway and Abol's Café (loose parking spaces)

After the meeting, a memo to the people who attended the block meeting was sent out and explained to them that the next step would be to fill out an application form. This form would come to them in the next couple months.

The next block meeting scheduled was the west side of the 23rd block on Central Avenue. The following was discussed at the November 16, 1999 meeting.

Strengths of the block:

- US Bank trimmed their trees
- A large residential usage in the back, which gives "eyes on the block"
- Good rear signage and ownership

Weaknesses of the block:

Parking lot and Alley

- No parking indicators
- Alley traffic blockage
- Easy access throughout the block in back
- Some residents and customers feel unsafe/ intimidated in the rear parking area

- Conflict between Auto garage and other businesses pertaining to parking

Other Concerns

- No dumpster enclosures
- Inadequate lighting
- Beugen's garage is a hiding spot
- Vegetation in unwanted areas creates hiding spots- parking lot, unsafe space, etc.
- No ownership between the apartment building and Auto shop- unsafe space
- Kids onto of George Knutson's building

Suggestions for the block:

Parking lot and Alley

- Grate parking lot
- Possible curbing along the back alley (George's building)
- Stripping and/ or signage to direct the flow of traffic

Dumpsters

- Consolidate dumpsters
- Enclosures for dumpsters
- Move Blue Star's dumpster to the Bank side

Lighting

- Improve Lighting
- Fluorescent lighting for US Bank

Other Suggestions

- Remove vegetation
- Canopies/ signage at the rear entrances
- Planters for US Bank
- Remove Beugen's garage

The third meeting was held on November 30, 1999 for the east side of the 22nd block. The following was discussed at the meeting.

Strengths of the block:

- Motion lights on the Senko building for residents
- Residential units above

Weaknesses of the block:

Lighting

- Inadequate lighting in some areas
- Pedestrian lamp out

Traffic and Parking lot

- Confusion in one-way alley
- Weak parking lot definition (easy route in and out for potential criminals)

Dumpsters and littering

- Need dumpster enclosures
- Littering in various areas

Other Concerns

- Undefined space under the stairwell of the Senko building
- Ice dams on Brama property
- Flooding behind Manny's barber shop
- General maintenance issues
- Concerned with maintenance of landscaped areas
- Tree and other vegetation creating hiding spots
- Concerned with graffiti
- Width of sidewalks too narrow
- Improve handicap access

Suggestions for the block:

Entrance

- Some uniformity on entrances
- Update signage and entrance access areas
- Improve client and resident access ways at rear of building (Brama building)
- Stripping for pedestrian entrance/ loading area for Marino's

Dumpsters

- Consolidate or group dumpsters (possibly behind Chin Fua)
- Look into securing dumpsters
- Move Marino's dumpster away from entrance
- Consolidate to one garbage service

Parking lot and Alley

- Block off alley way from residential

- Fencing or posting around parking lot
- Signage to indicate one-way alley
- Better signage in front of block to indicate rear parking
- Angled parking in center of aisle
- Designate handicap parking

Other Suggestions

- Explore façade improvements
- Explore funding issues for Maintenance
- Improve lighting- repair pedestrian lamp
- Enhance area under stairway of Senko building
- Explore replacing block glass with polycarbon
- Install a locked door with polycarbon window at ground level of Senko building for residents

more suggestions...

- Design a dining deck above Marino's with decorative awning and lighting- Lattice work to protect residents
- Possible bike racks
- Expand sidewalk widths
- Graffiti prevention strategies- drape vines from window boxes, better lighting

The final meeting was the west side of the 25th block. An original meeting was set for December 16, 1999. Unfortunately several people were unable to make this meeting and another meeting was rescheduled for after the holiday season. The second meeting occurred a month after the first scheduled meeting.

One of the last phases was to establish an application form. Geoff Batzel from the Minneapolis City planning department, Catherine Geisen-Kisch from

Hennepin County, and Christine Stark devised the application form. The form was distributed to the four blocks that had completed a block meeting (see Appendix III).

The final step was to go over the applications and vote on what applications were accepted. The committee members were non-partisan people familiar with CPTED principles and the Central Avenue area. The committee based their recommendations for CPTED recipients on a checklist devised earlier.

Applicants had to exhibit their improvements met the three CPTED principles (see Appendix IV). The committee accepted all of the candidates applying for the CPTED grant.

The next phase for this project is the architect, financing, and construction. An architect will be hired to meet with the business owners and discuss the needs and design elements for the rear parking areas. During this time financial aspects must be committed. The final phase will be construction, which is projected for the spring of 2001.

\$\$\$\$\$\$\$\$\$\$\$ *Money's at stake!* \$\$\$\$\$\$\$\$\$\$

**CPTED* Slide Show and Workshop will be held
Thursday, October 21, 1999**

at Norwest Bank, 2329 Central Ave. NE in the downstairs training room

*CPTED is Crime Prevention Through Environmental Design. This type of workshop is **mandatory** for building and business owners interested in applying for **\$250,000** in Metropolitan Council matching grants for parking lot, lighting and back-of-building redesign. (This is a "repeat" of the June 22 workshop.)

The program will start at 11:30 a.m. with lunch, Noon-2 p.m. program, Q-A and start to plan with your business neighbors.

Presented by Community Crime
Prevention/SAFE experts and
North East Business Association/
Northeast Economic Development Council

**To RSVP call Christine Stark, CPTED intern,
at the Holland Neighborhood office
(612) 781-2299, opt. 4 (need rough head count for food)**

Will Your Block Be First?

The first "demonstration" block or blocks selected will be chosen on their potential to exhibit the CPTED principles listed on the back of this flyer, especially on blocks with high visibility potential, such as night-time uses, high-traffic businesses (quick in/out, many customers).

The process depends on block-wide cooperation and your and your neighbors' ability to finance the owners' portion. At least one meeting is held between business property owners and tenants, and residents of the block to discuss current problems and potential improvements. (This is personalized, with at least one CPTED professional attending, after the introductory meeting Oct. 21.)

Christine Stark (612) 781-2299, is available to set up meetings with CPTED professionals. (Second Precinct Police Officer Gary Hein, CCP/SAFE workers, Catherine Geisen-Kisch [who did the original CPTED survey of the Avenue] and others are involved in this exciting demonstration project). Letters of interest and/or petitions are collected from owners and tenants stating desire to do a project, and awareness that there will be a financial commitment by the owners and/or tenants. Some assistance will be provided in estimating costs. The deadline to "register" your interest will be early in November. Projects should be ready to go in spring.

At the workshop, you'll hear about how to apply for funds, and see examples of Crime Prevention Through Environmental Design (CPTED) in practice. ON THE BACK are the key concepts:

Crime Prevention Through Environmental Design Workshop Oct. 21, 1999

Thank you fro attending! Please share your feedback below:

1. How much of the information presented at this workshop was applicable to your property or business along Central Avenue? Please elaborate.

2. Do you currently share parking or other resources with one or more neighbors? Please explain.

3. Any additional comments or questions you would like to have answered?

Check if you would like assistance with:

- ☐ Evaluating the safety of your property
- ☐ Completing an application for CPTED program
- ☐ Selecting designer/ builder for your project
- ☐ Options for financing your improvements

Name

Business

Address

Phone Email

APPLICATION TO PARTICIPATE IN THE CENTRAL AVENUE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (C.P.T.E.D.) IMPROVEMENTS PROGRAM

INTRODUCTION

This application form explains the purpose, scope, and anticipated outcome of the Central Avenue Crime Prevention Through Environmental Design (CPTED) Improvements Program. It also describes what you are expected to contribute and what you can expect to receive as a participant. **Please read carefully before signing.**

DESCRIPTION OF THE PROJECT

The Central Avenue Crime Prevention Through Environmental Design (CPTED) Improvements Program is focused on improving the safety and appearance of selected parking areas located immediately to the rear of businesses facing Central Avenue between 20th and 26th Avenues. Improving the safety and appearance of these rear parking areas will make them more attractive to customers and residents and is an important step in making Central Avenue a more successful consumer destination.

Improvement strategies include, but are not limited to: better defining the boundaries between public alleyways and private parking areas through striping, fencing and planting; adding signage to identify parking areas; differentiating, where feasible, parking area access points from public alley access points; increasing levels of natural observation of rear parking areas by opening rear windows and entryways; and providing quality lighting to rear doorways and parking areas.

Specific improvements to be carried out under the program will be agreed to jointly by participants and representatives of the Central Avenue CPTED Improvements Program.

SELECTION PROCESS

I [applicant] understand that submitting this application does not guarantee my participation in the program, but does ensure my inclusion in the final selection process (as outlined in the accompanying cover letter).

SHARED COSTS

I understand that should I be selected to participate in the program I will be responsible for paying one-half (50%) of the total final costs of improvements to the property. The other half of the costs (50%) will be paid by the Central Avenue CPTED Improvements Program. A further agreement detailing the specific work to be done and the costs of this work will be reached at a later date and agreed to jointly by myself and representatives of the Central Avenue CPTED Improvements Program.

[Please note that applicants who do not own the property being applied for must secure the consent of the legal property owner on this agreement and on subsequent agreements. The Central Avenue CPTED Improvements Program holds the applicant responsible for the participants share of costs.]

I understand that upon completion of improvements I will be wholly responsible for all future maintenance and upkeep expenditures related to these improvements.

Appendix Three

I understand that I will be fully responsible for all costs associated with improvements above and beyond those agreed to under this program.

I understand that in submitting this application I am undertaking no financial responsibility toward the program at this time.

Applicant:

Name: _____
(please print clearly)

Mailing address of applicant: _____
(please print clearly)

Phone number of applicant: __ (____) _____
(please print clearly)

Signature of Applicant: _____

Property being applied for:

Address of property: _____

(please print clearly)

☐ Check box if applicant is not property owner and have property owner fill out the following.

Name of property owner: _____
(please print clearly)

Mailing address of property owner: _____
(please print clearly)

Phone number of property owner: __ (____) _____
(please print clearly)

Signature of property owner: _____

Central Avenue CPTED Improvement Program

A partnership between the Metropolitan Council, the Northeast Economic Development Council, the North East Business Association, the Minneapolis Police Department and your neighborhoods.

To: Central Avenue Business and Property Owners
(Blocks: 22nd East, 23rd West, 25th East, and 25th West)

From: Crime Prevention through Environmental Design (CPTED) Task Force

Date: February 4, 2000

Re: Application for the Central Avenue CPTED Improvement Program

Background

The City of Minneapolis has been awarded a \$250,000 grant from the Metropolitan Council Livable Communities Demonstration Account to implement a safety-orientated improvement project for selected properties located along Central Avenue between 20th and 26th Avenues in Northeast Minneapolis. The project will focus on increasing the attractiveness and security of rear parking and alleyway areas for properties located along the avenue by implementing the best practice principles of Crime Prevention Through Environmental Design (CPTED). The project will maximize the impact of improvements by promoting the participation of adjoining properties within each block. A one-to-one match is required of the participating property owner to cover the costs of improvements.

The improvements may include, but not be restricted to, the following: the addition of lighting to rear building entrances and parking areas to improve visibility; better definition of the boundaries between private parking areas and public rights of way through the addition of landscaping and screening, fencing, the restriping of parking stalls, the resurfacing of the parking areas, the addition of curbs and wheel stops; signage to identify parking areas; the screening of refuse and storage containers; and, the addition of new rear entranceways, doors to buildings and the addition of windows to the back sides of buildings to increase natural surveillance. All work will be done in conformance with applicable city zoning and building code regulations. Construction is anticipated to begin in summer 2000.

Business/property owners and residents from each of the above listed blocks have attended meetings to learn about the CPTED Strategies of territorial reinforcement, natural surveillance, and natural access control. Following these general meetings, blocks along Central Avenue, between 20th and 26th Avenues, were invited to schedule a work session to begin developing strategies to enhance the rear facades, parking lots, and alleyway areas on their respective blocks. Your participation in the following meetings secured the consideration of your block to receive funding: (1) 22nd East: November 30, 1999; (2) 23rd West: November 16, 1999; (3) 25th East: November 15, 1999; and (4) 25th West: December 16, 1999 – *Meeting to be re-scheduled due to the holiday season.*

The following page describes the application and final selection process for blocks wishing to receive funding through the Central Avenue CPTED Improvement Program.

Appendix Three

Application Process

Each business/property owner within the qualifying blocks is required to complete and return the attached documents: (1) *Application Form* and (2) *CPTED Needs Assessment Survey* to one of the following locations by Wednesday, February 16, 2000. Please call Christine Stark, CPTED Intern, at (612) 781-2299 with questions. Completed letters may be mailed, delivered in person, or faxed. **Submittal of this documentation does not guarantee that your block will receive funding.** Final selection will follow the completion of preliminary construction plans.

- Northeast Economic Development Council and North East Business Association:
Maude Lovelle, NEBA Director, 2021 East Hennepin Avenue, LL40, Minneapolis, MN 55413
Telephone: (612) 378-0050; Fax: (612)378-8870
- Holland Neighborhood Association:
2516 Central Avenue, Minneapolis, MN 55418
Telephone: (612) 781-2299

Final Selection of Participating Blocks

In spring 2000, the Northeast Economic Development Council will contract with a consultant to develop preliminary construction drawings illustrating the improvements desired by each of the qualifying blocks. To receive funding participating blocks are required to participate in the following:

- Encourage all adjacent business/property owners to submit their Application Form and CPTED Needs Assessment Survey by Wednesday, February 16, 2000.
- Be available to discuss your plans with an architect and the CPTED Task Force.

Block plans will then be evaluated by a *CPTED Review Committee*, consisting of Community Crime Prevention/SAFE and police department staff, a local banker, a member of the Northeast Economic Development Council and a CPTED Intern. **(Please Note: No Central Avenue businesses or property owners are involved in deciding which blocks will receive funding.)**

Block plans will be evaluated based on the following criteria:

- (1) the level of cooperation between businesses/property owners on the block;
- (2) the ability of business/property owners to provide matching funds;
- (3) the visibility of the proposed enhancements (including the availability of night-time use, high-traffic areas and the creation of a collective identity within the block); and
- (4) the potential to exhibit CPTED principles (referring to the three CPTED strategies).

Completion of the attached *Application Form* and *CPTED Needs Assessment Survey* does not represent a contract for funding, nor does it require that you participate in the program. Christine Stark, CPTED Intern, will be contacting individual business/property owners within the qualifying blocks to provide assistance with the completion of the Application Form. Please do not hesitate to contact Christine at (612) 781-2299 with any questions. **The above referenced documents are needed from each block before construction plans/drawings may be developed.**

Please refer to the attached draft timeline for an implementation schedule of the CPTED project. Thank you for your dedication to Central Avenue. Central Avenue has the potential to serve as a model for other corridors throughout Minneapolis and the nation. We hope to begin construction this summer.

Appendix Three

CPTED Needs Assessment Survey

Property and/or Business Owner completing this form:

Name: _____
Address: _____ City _____ State _____ Zip _____
Phone: () _____ Fax: () _____
Email: _____

Business/Property Owner Information

Please complete one address section ('address one', 'address two', and etc...) for each property and/or business that you own. Questions may pertain specifically to property or business owners.)

Address One: _____ **Business Owner / Property Owner** (circle all that apply)

How many years have you owned your property or business at its current location? _____

If you own a business at the above address, please provide the following:

Business Name: _____ Business Type: _____

Hours of Operation: Monday-Friday: _____ to _____; Saturday: _____ to _____; Sunday: _____ to _____

If currently not open in the evenings, would you consider extending your evening hours? Yes No

Number of daily customers (on average)?

Weekdays: Less than 50 51 to 100 101 to 150 Over 150 (circle one)

Weekends: Less than 50 51 to 100 101 to 150 Over 150 (circle one)

Please indicate the number of residential units at this property: _____ (units)

Do you plan to sell or relocate from Central Avenue in the next two years? Yes No

Address Two: _____ **Business Owner / Property Owner** (circle all that apply)

How many years have you owned your property or business at its current location? _____

If you own a business at the above address, please provide the following:

Business Name: _____ Business Type: _____

Hours of Operation: Monday-Friday: _____ to _____; Saturday: _____ to _____; Sunday: _____ to _____

If currently not open in the evenings, would you consider extending your evening hours? Yes No

Number of daily customers (on average)?

Weekdays: Less than 50 51 to 100 101 to 150 Over 150 (circle one)

Weekends: Less than 50 51 to 100 101 to 150 Over 150 (circle one)

Please indicate the number of residential units at this property: _____ (units)

Do you plan to sell or relocate from Central Avenue in the next two years? Yes No

Address Three: _____ **Business Owner/Property Owner** (circle all that apply)

How many years have you owned your property or business at its current location? _____

If you own a business at the above address, please provide the following:

Business Name: _____ Business Type: _____

Hours of Operation: Monday-Friday: _____ to _____; Saturday: _____ to _____; Sunday: _____ to _____

If currently not open in the evenings, would you consider extending your evening hours? Yes No

CPTED Needs Assessment Survey**Address Three:** *Continued*

Number of daily customers (on average)?

Weekdays: **Less than 50** **51 to 100** **101 to 150** **Over 150 (circle one)**Weekends: **Less than 50** **51 to 100** **101 to 150** **Over 150 (circle one)**

Please indicate the number of residential units at this property: _____ (units)

Do you plan to sell or relocate from Central Avenue in the next two years? **Yes** **No****Address Four:** _____ **Business Owner / Property Owner (circle all that apply)**

How many years have you owned your property or business at its current location? _____

If you own a business at the above address, please provide the following:

Business Name: _____ Business Type: _____

Hours of Operation: Monday-Friday: _____ to _____; Saturday: _____ to _____; Sunday: _____ to _____

If currently not open in the evenings, would you consider extending your evening hours? **Yes** **No**

Number of daily customers (on average)?

Weekdays: **Less than 50** **51 to 100** **101 to 150** **Over 150 (circle one)**Weekends: **Less than 50** **51 to 100** **101 to 150** **Over 150 (circle one)**

Please indicate the number of residential units at this property: _____ (units)

Do you plan to sell or relocate from Central Avenue in the next two years? **Yes** **No**

Please respond to all of the following questions. Feel free to provide additional information or comments at the end of this survey. You must complete this survey to be eligible for funding.

Property Improvements:1. Please list any improvements/investments that you have made to your property or business in the last two years. _____

2. Please estimate the cost of previous improvements: \$ _____

3. Do you plan on making improvements to your property/business in the next two years? **Yes** **No**
If yes, please describe your intentions and the estimated cost of improvements: _____

_____**Safety Concerns**4. Do you have problems with any of the following nuisances or illegal activities around your business and/or property? **loitering** **drug use** **drinking/drunkenness** **theft** **illegal dumping**
poor maintenance **speeding** **unauthorized parking of vehicles** (circle all that apply)If others, please explain: _____

_____5. Please list any other safety concerns related to your business and/or property: _____

CPTED Needs Assessment Survey

Page 3

6. Is crime a problem around your Central Avenue business and/or property? **Yes No** (circle one)
 If yes, how would you rate the seriousness of the criminal activity?
Very High High Average Low Very Low (circle one)
-

Dumpsters and Maintenance

7. Do you have staff assigned to maintain the outside of your property area? **Yes No** (circle one)
 8. Do you have an outside maintenance contractor? **Yes No** (circle one)
 If yes, what service(s) are provided, and how frequently? _____

 9. Is the dumpster(s) used by your building/business enclosed by a fence or other enclosure? **Yes No**
 10. Would you consider adding, replacing, or repairing the fence or enclosure? **Yes No**
 11. Does adequate lighting shine down on your dumpster area(s) in the evening? **Yes No**
 (Note: Lighting dumpster areas is believed to improve safety and reduce illegal dumping)
 12. Would you prefer to keep your dumpster area(s) locked when not in use? **Yes No**
 13. Do you share a dumpster(s) with neighboring business/property owners? **Yes No**
 If no, would you consider sharing a dumpster(s) with neighboring owners? **Yes No**
 If no, please explain: _____

-

Traffic Movement through Alleyways and in Parking Areas

14. Is pedestrian access to your building/property a problem? **Yes No** (circle one)
 15. Is the movement of vehicles a problem, through your:
 Alleyway **Yes No** (circle one) Parking area **Yes No** (circle one)
 16. Do you feel that signs could improve the movement of traffic through your:
 Alleyway **Yes No** (circle one) Parking area **Yes No** (circle one)
 17. Do you feel that paint striping (on pavement) could improve the movement of traffic through your:
 Alleyway **Yes No** (circle one) Parking area **Yes No** (circle one)
 18. Do you feel there is sufficient lighting at night in your rear parking area? **Yes No**
 19. Do you share parking with neighboring businesses/property owners? **Yes No**
 If no, would you consider sharing parking areas? **Yes No**
 If no, please explain: _____
 If yes, with which businesses and/or properties do you currently share parking? _____

 If yes, do you share maintenance costs for the parking area (e.g.: snow removal contractor, new paving or striping, or other maintenance costs)? **Yes No**
 If no, would you consider sharing a maintenance costs for the parking areas? **Yes No**
 20. Do you have bike racks on your property? **Yes No**
 21. Would you consider adding bike racks for your customers and/or tenants? **Yes No**
-

CPTED Needs Assessment Survey

Page 4

Building Façade

22. Would you like to improve your rear building façade/exterior? **Yes** **No** (circle one)
23. Would you consider new and/or additional (if yes, circle all items in bold that apply):
Windows (new or replacement of block glass) **Awnings** **Signage** **Lighting**
24. Is your property/business handicap accessible? **Yes** **No**
25. Do you have rear customer entrance(s)? **Yes** **No** If yes, how many? _____
If yes, is the rear customer entrance(s) clearly marked? **Yes** **No**
If no, would you consider creating a rear customer entrance? **Yes** **No**
26. If appropriate for your business, would you consider outdoor seating/dining areas? **Yes** **No**

Additional Questions

- [illegible]

Thank you for taking the time to complete this survey. This information will assist the CPTED Review Committee in determining your eligibility for the Central Avenue CPTED Improvement Program and matching funds.

Please return this completed survey along with your application form by February 16, 2000 as detailed in the accompanying cover letter. Contact Christine Stark at (612) 781-2299 with questions and/or for assistance in completing this survey and the application form.

Central Avenue Checklist For Crime Prevention Through Environmental Design (CPTED)

CPTED (defined): the proper design and the effective use of the built environment can lead to the decrease in the fear and incidence of crime and an improvement in the quality of life.

Natural Surveillance –

- *ability to observe and be observed in the course of normal everyday activities.*

The block/property has activity occurring 24 hours a day

- daytime use
- evening use til 9:00
- late night use til 12:00 midnight
- overnight use – residential properties

Number of people within and on property who can observe, during the course of normal everyday activities, the parking lots, rear areas of buildings, and public sidewalks. (E.g. use of glazing and placement of activities.)

Activities occurring in the parking lots or the front and rear areas of buildings create high levels of legitimate people using these areas. (including rear entrances, shared parking, patio seating, balconies to residences, etc.)

Vegetation, fencing, structures, or enclosures do not hinder people's ability to naturally observe the area (whether in front or out back.) No hiding spots are created.

Lighting enhances the natural surveillance and aesthetics of the area. (use of indirect lighting, etc.)

Where windows or doors are not practical, rear walls are designed to create a perception of surveillance. (Use of murals, landscaping)

The design and use of the rears of buildings and parking lots do not encourage adjacent residential properties from installing privacy fences.

Appendix Four

Natural Access Control –

- deny easy access to potential crime targets or create a perception of risk in offenders.

Fences, vegetation or other items are used to control and direct pedestrian and vehicle traffic through the parking lots. (access points and thru-traffic should be restricted.)

Flower boxes, vegetation, fencing or other items are used to deny easy access to the exterior of buildings and window entry points.

Roof access is denied.

Building layouts are designed to control access into properties. (Dual entries should be avoided unless the business is designed to handle such traffic.)

Stranger traffic is not given easy access to the adjacent residential properties.

Territorial Reinforcement -

- properties clearly indicate ownership and acceptable behavior for all spaces.

Parking lots and rear areas of buildings are designed so all users of the spaces clearly understand what type of behavior is acceptable - where and when.

Property boundaries are clearly and sufficiently defined. (Higher levels of people using an area requires a stronger boundary definition.)

The front, sides, and rears of properties are integrated. (E.g. the design of the façade of building wraps around the sides of buildings and carries all the way into the rear parking areas.)

Rears of buildings show a strong sense of ownership. (Clean, well maintained, and showing positive use of all spaces.)

Activities occurring in the parking lots or the front and rear areas of buildings create high levels of legitimate people using these areas. (including rear entrances, shared parking, patio seating, balconies to residences, etc.)

Glazing and the placement of internal and external activities create a spillover of ownership unto the rear areas and front sidewalks.

There are uniform styles of lighting, banners, and signage on the properties. The design and use of the alley supports individuals in the area to take control of the space. (sufficient boundaries between uses, clear indication of appropriate behavior and use for the space, etc.)